

>> BROWNFIELD SITE NO.64231S4U

*This could be*  
*your* **GOLDEN**  
*opportunity.*

CONNECTICUT CAN MAKE IT HAPPEN.



*New ideas. New tools.  
New opportunities.  
That's what DECD's  
Brownfield Programs  
are all about.*

The Department of Economic and Community Development (DECD) is helping communities and businesses take advantage of our highly successful and nationally recognized Brownfield Programs. We offer flexible tools to deal with all brownfield issues—gap financing, seed capital programs, corporate tax credits and our brand new environmental liability insurance program.

DECD is a recipient of the prestigious 2001 Phoenix Award for the federal Environmental Protection Agency Region 1. The award-winning project led to a combined investment of more than \$32 million, reclaimed 15.4 acres and nearly doubled the number of jobs at TI Automotive.

Learn about the tools DECD uses to return contaminated properties to productive use and find out how DECD can create economic opportunities for you. Be sure to visit the DECD web site at [www.decd.org](http://www.decd.org), or call 860.270.8000 to talk with one of our highly trained staff. We make redevelopment easy!

John G. Rowland

Governor

## >> NORTH COLONY STREET INDUSTRIAL PARK



# Successful

>> Investment: **\$32 Million**  
Acreage: **15.4 Acres Reclaimed**

This Phoenix award-winning project demonstrates the combined efforts of DECD, the Connecticut Department of Environmental Protection, the City of Meriden and TI Automotive.

The company wanted possession of the site within one year—an ambitious goal, but one that was easily met due to the cooperation of both the public and private sector.

*“We knew that expanding onto a former brownfield site—and doing it quickly—was going to be a challenge. The leadership of DECD, in cooperation with DEP and the City of Meriden, helped us meet our business objectives.”*

– Marlowe Gronbeck, Controller.



## >> WINDHAM MILLS



>> Investment: **\$30 Million**  
Acreage: **38 Acres Reclaimed**

*“Turning an abandoned, historic thread mill into a high-tech building presented many challenges to the Town of Windham and the State of Connecticut. The redevelopment of this unique site combined historic rehabilitation and economic development, brownfield remediation and new-found access to a sparkling riverfront park. The Windham Mills Technology Center is a reality thanks to the help of DECD, DEP and our other partners, who were committed to our vision.”*

– Jeffrey L. Vose, President & CEO.

A public-private remediation project transformed the formerly vacant and contaminated site of the American Thread Mill into the Windham Mills Technology Center, a 300,000-square-foot manufacturing and high-tech facility. The remediation action plan is complete, and building renovations are finished in one-third of the facility, including the installation of high-tech telecommunications such as DSL, cable modem lines, T1 lines and fiber optic cable.

## >> PFIZER



ects

>> Investment: **\$350 Million**  
Acreage: **22 Acres Reclaimed**

New London is the new home of Pfizer Global Research and Development, the largest in-state business expansion in Connecticut history—and it took place on a former brownfield. The site has attracted nearly \$300 million in private investment and created more than 2,000 jobs. The 750,000-square-foot facility is situated on a 22-acre abandoned peninsula used in the past for various industrial purposes. Working with DECD, as well as local nonprofit and educational groups, Pfizer also restored an estuary adjacent to the site that once served as a run-off area from a nearby scrap metal yard. Today, aquatic life inhabits the creek.

*“Community is a core value at Pfizer. Pfizer’s decision to build our world headquarters on an abandoned brownfield demonstrates this value. We are proud of our work in New London, and of the extraordinary partnerships with members of the community and with state and local agencies like DECD that contributed to the success of this project.”*

– Daniel P. Brannegan, Senior Director, Global Environmental, Health and Safety.

## >> BRASS MILL CENTER



>> Investment: **\$150 million**  
Acreage: **90 acres reclaimed**

*“Brass Mill Center is an example of how reclaiming a brownfield site can stimulate economic growth in an urban area. DECD worked with us and the other partners to create a fantastic site for the mall, while strengthening the surrounding neighborhoods.”*

– Karen Pollard, General Manager.

This former brass factory site demonstrates what can be accomplished in Connecticut through public-private partnerships. DECD, DEP, the City of Waterbury, the U.S. Department of Defense and the Naugatuck Valley Development Corporation worked together to plan and fund the remediation and clearance of the site for a 1.2 million-square-foot commercial mall and museum that has spurred further development in this urban location.

## REDEVELOPMENT TOOLS

### Always Looking for New Ways

Connecticut has a long history of innovation and that is why today it is a leader in brownfield redevelopment. A new initiative brings together trained DECD professionals and insurance underwriters to work with clients on environmental liability insurance policies to expedite redevelopment efforts. In the past, developers have been reluctant to take on brownfield projects because of the risks associated with unknown contamination, fearing delays, increased costs and potential liability. Now, with the assistance of DECD, liability protection will be affordable and encourage the remediation of additional sites.

*> More than 50 brownfield sites now  
in commercial or industrial use*

### Tax Credits

One more tool in DECD's financial toolbox provides private investors on eligible sites with a dollar-for-dollar corporate tax credit of up to 100% on their \$20 million investment to a maximum of \$100 million.

*> More than \$200 million in incentives  
for brownfield redevelopment*

### Planning for Redevelopment

Costs for investigating redevelopment possibilities are often a roadblock to developing brownfield sites. Not anymore. DECD manages two funds to overcome this barrier—one low-interest loans that assist in the investigation of a site's environmental conditions and another that provides seed capital for the planning and implementation of a remediation project.

*> DECD's Brownfield Programs have  
resulted in thousands of new jobs*

### Where to Get the Tools

To learn more about how DECD can help with your next brownfield project, visit [www.decd.org](http://www.decd.org) or contact a brownfield development specialist directly:

**Chet Camarata, P.E.**, [chet.camarata@po.state.ct.us](mailto:chet.camarata@po.state.ct.us)

**Peter Simmons, P.E.**, [peter.simmons@po.state.ct.us](mailto:peter.simmons@po.state.ct.us)

} 860.270.8000



Department of Economic and  
Community Development

505 Hudson Street  
Hartford, CT 06106  
Phone: 860.270.8000  
E-mail: [decdd@po.state.ct.us](mailto:decdd@po.state.ct.us)  
[www.decdd.org](http://www.decdd.org)

